

## Eric, Tobi and Ryan Breisach

714 Wheaton Avenue, Kalamazoo, State Tax Credit Project



The house at 714 Wheaton Avenue was built in 1891 and modified in 1950 by removing the front porch and building an enclosed stair addition to convert the resource to a triplex rental. The interior's historic character suffered from the installation of false ceilings, inappropriate materials that covered

plaster walls and floors, and water damage. Eric and Ryan Breisach, the father and son construction crew, hired a local contractor to help them finish a complete rehabilitation of the resource during the summer and fall of 2003. They received a lot of additional help from Eric's wife Tobi and Ryan's girlfriend, Carrie Johnson. By rebuilding the original staircase, replacing all mechanicals, reconstructing the front porch, building replica wood storms and screens and repainting the original wood siding, the house was converted back to a single-family residence.

The project was completed in December 2003, and Ryan and his roommates now share the house. As a result of the project, other property owners in the neighborhood have expressed interest in improving their properties.

This project represents the best of the residential state tax credit projects completed in neighborhoods throughout Michigan in 2003.

